



**GRASSROOTS**

REALTY GROUP

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**417 Sundance Place  
Coalhurst, Alberta**

**MLS # A2300705**

**\$574,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,487 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Vinyl Siding	<b>Zoning:</b>	Residential - R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Pool Table, Desk in Primary Suite

Step into a home where comfort meets connection, and every space feels designed for the life you’ve been dreaming of. This inviting 5-bedroom, 3-bathroom bi-level offers approximately 2900 sqft of thoughtfully designed living space, creating the perfect balance of openness and functionality for everyday living. At the heart of the home, you’ll find a seamless open layout connecting the kitchen, dining, and living areas, making it an ideal setting for family time, entertaining guests, or hosting memorable get-togethers. Just off the dining space, the covered upper deck extends your living outdoors and offers a peaceful place to enjoy your morning coffee or unwind in the evening. The primary suite provides a relaxing retreat, complete with a walk-in closet and a stylish 4-piece ensuite. Two additional bedrooms and a full bathroom on the main level offer flexibility for family, guests, or a home office. Downstairs, the walkout basement opens up a bright and spacious lower level featuring 9-foot ceilings, a generous family room (which includes a pool table for the new owners), and a cozy wood-burning fireplace, perfect for movie nights or quiet evenings in. Two more bedrooms and another full bath add even more versatility to the space. You’ll also appreciate the dedicated laundry room, thoughtfully designed to support the needs of a busy or growing family. Outside, the pie-shaped backyard offers space to relax, play, or bring your outdoor vision to life. The property also features RV parking, giving you the flexibility for additional vehicles, trailers, or recreational use. Located on a quiet cul-de-sac in a welcoming community, you are just moments from parks, playgrounds, and schools, with the convenience of only a 10-minute drive to Lethbridge. It is the perfect blend of small-town living and easy access to city amenities. With sellers motivated and

ready for their next move, this is an opportunity to secure exceptional space, value, and lifestyle in one complete package. This is more than a home. It is a space where everyday life feels just right.